

128.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,018,100 / 1,018,100

APPRAISED:

1,018,100 / 1,018,100

USE VALUE:

1,018,100 / 1,018,100

ASSESSED:

1,018,100 / 1,018,100


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
34-36		WALNUT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: KAFRISSEN SAMUEL--ETAL	
Owner 2: BERKMAN JEANNE	
Owner 3:	

Street 1: 34 WALNUT STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry

Postal:

NARRATIVE DESCRIPTION

This parcel contains .112 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Wood Shingle Exterior and 3036 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4900		Sq. Ft.	Site		0	80.	1.16	9									453,599						453,600	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	4900.000	560,700	3,800	453,600	1,018,100		83395
							GIS Ref
							GIS Ref
							Insp Date
							03/09/18

PREVIOUS ASSESSMENT								Parcel ID	128.0-0004-0004.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	560,700	3800	4,900.	453,600	1,018,100		Year end	12/23/2021
2021	104	FV	534,900	3800	4,900.	453,600	992,300		Year End Roll	12/10/2020
2020	104	FV	534,700	3800	4,900.	453,600	992,100		992,100 Year End Roll	12/18/2019
2019	104	FV	408,500	3800	4,900.	425,300	837,600		837,600 Year End Roll	1/3/2019
2018	104	FV	408,500	3800	4,900.	351,500	763,800		763,800 Year End Roll	12/20/2017
2017	104	FV	382,700	3800	4,900.	323,200	709,700		709,700 Year End Roll	1/3/2017
2016	104	FV	382,700	3800	4,900.	294,800	681,300		681,300 Year End	1/4/2016
2015	104	FV	340,300	3800	4,900.	289,200	633,300		633,300 Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
	16056-180		3/1/1985			176,000	No	No	Y				

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/12/2006	876	Re-Roof	7,000						3/9/2018	TTL REFUSAL	HS	Hanne S					
									11/10/2008	Meas/Inspect	189	PATRIOT					
									1/29/2000	Inspected	264	PATRIOT					
									11/29/1999	Measured	243	PATRIOT					
									1/1/1982		KM						

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																																																	
Type: 13 - Multi-Garden	2	Rating: Average		A Bath:	Rating:																																																																																																																								
Sty Ht: 3 - 3 Story				3/4 Bath:	Rating:																																																																																																																								
(Liv) Units: 2	Total: 2			A 3QBth:	Rating:																																																																																																																								
Foundation: 3 - BrickorStone				1/2 Bath: 1	Rating: Average																																																																																																																								
Frame: 1 - Wood				A HBth:	Rating:																																																																																																																								
Prime Wall: 1 - Wood Shingle				OthrFix:	Rating:																																																																																																																								
Sec Wall:		%																																																																																																																											
Roof Struct: 3 - Gambrel																																																																																																																													
Roof Cover: 1 - Asphalt Shgl																																																																																																																													
Color: YELLOW																																																																																																																													
View / Desir:																																																																																																																													
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID																																																																																																																					
Grade: C+ - Average (+)				Kits: 2	Rating: Average			1st Res Grid	Desc: Line 1	# Units 1																																																																																																																			
Year Blt: 1915	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O																																																																																																																				
Alt LUC:	Alt %:			Frl:	Rating:			Other																																																																																																																					
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper																																																																																																																					
Const Mod:								Lvl 2																																																																																																																					
Lump Sum Adj:								Lvl 1																																																																																																																					
								Lower																																																																																																																					
								Totals	RMs: 12	BRs: 5	Baths: 2	HB: 1																																																																																																																	
INTERIOR INFORMATION				CONDOS INFORMATION				REMODELING				RES BREAKDOWN																																																																																																																	
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL																																																																																																																	
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	7	3	M																																																																																																																	
Sec Int Wall:		%		Floor:				Additions:	1	5	2																																																																																																																		
Partition: T - Typical				% Own:				Kitchen:																																																																																																																					
Prim Floors: 3 - Hardwood				Name:				Baths:																																																																																																																					
Sec Floors:		%						Plumbing:																																																																																																																					
Bsmnt Flr: 12 - Concrete								Electric:																																																																																																																					
Subfloor:								Heating:																																																																																																																					
Bsmnt Gar:								General:																																																																																																																					
Electric: 3 - Typical																																																																																																																													
Insulation: 2 - Typical																																																																																																																													
Int vs Ext: S																																																																																																																													
Heat Fuel: 1 - Oil																																																																																																																													
Heat Type: 3 - Forced H/W																																																																																																																													
# Heat Sys: 2																																																																																																																													
% Heated: 100	% AC:																																																																																																																												
Solar HW: NO	Central Vac: NO																																																																																																																												
% Com Wal	% Sprinkled																																																																																																																												
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:																																																																																																																	
SPEC FEATURES/YARD ITEMS				PARCEL ID 128.0-0004-0004.0										IMAGE																																																																																																															
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																												
3	Garage	D	Y	1	13X20	A	AV	1915	24.62	T	40	104			3,800		3,800																																																																																																												
More: N	Total Yard Items:	3,800	Total Special Features:						Total:						3,800																																																																																																														
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